

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:19-15413 Jane Z Jin**

**Chapter 7**

**#1.00** HearingRE: [101] Motion to Approve Compromise Under Rule 9019 Notice of Motion and Trustee's Motion (1) To Approve Compromise with Jianpeng Wang, and (2) To Authorize Payment of Mediator's Fee; Memorandum of Points and Authorities, Declaration of John J. Menchaca, and Request for Judicial Notice in Support Thereof with Proof of Service (D'Alba, Michael)

Docket 101

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

For the reasons set forth below, the Motion is GRANTED, and the Settlement Agreement is APPROVED.

**Pleadings Filed and Reviewed**

1. Trustee's Motion (1) To Approve Compromise With Jianpeng Wang, And (2) To Authorize Payment Of Mediator's Fee; Memorandum Of Points And Authorities, Declaration Of John J. Menchaca, And Request For Judicial Notice In Support Thereof (the "Motion") [Doc. No. 101]
2. Notice of Hearing [Doc. No. 102]
3. As of the date of issuance of this tentative ruling, no opposition is on file.

**I. Facts and Summary of Pleadings**

On May 8, 2019 (the "Petition Date"), Jane Z, Jin (the "Debtor") filed a voluntary petition for relief under chapter 7 of title 11 of the United States Bankruptcy Code. On October 16, 2019, Debtor's bankruptcy case was closed after the Debtor received her Order of Discharge and the Trustee filed a report of no distribution. On April 2, 2020, Debtor' bankruptcy case was reopened for the purpose of appointing Chapter 7 Trustee to administer the assets.

**United States Bankruptcy Court  
Central District of California  
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Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

On April 14, 2021, the Trustee commenced adversary proceeding no. 2:21-ap-01068-ER (the "Adversary Proceeding") against Jianpeng Wang a/k/a Wang Jianpeng a/k/a Jian Peng a/k/a Jian Wang a/k/a Jian Peng Wang ("Dr. Wang"). Dr. Wang was formerly married to the Debtor. The Trustee sought to avoid transfers of certain property made pursuant to a marital settlement agreement that the Los Angeles County Superior Court had approved in the dissolution action between the Debtor and Dr. Wang; to obtain a declaratory judgement that certain property was community property and therefore property of the bankruptcy estate; and to obtain turnover of certain property (collectively the "Trustee Claims"). The basis of the Trustee's claims is that the marital settlement agreement unequally divided the community property of the Debtor and Dr. Wang such that the marital settlement agreement is susceptible of avoidance under applicable law.

Under the marital settlement agreement, Dr. Wang received as his separate property the parcels of real property located at 21504 Cazadero Place, Diamond Bar, California (the "Cazadero Property"), and at 15355 Sugar Cane Lane, Fontana, California (the "Sugar Property"). The Sugar Property was sold prior to the Adversary Proceeding. Also prior to the Adversary Proceeding, Dr. Wang listed the Cazadero Property for sale. The Trustee recorded a lis pendens in connection with his claims as to the Cazadero Property (the "Lis Pendens").

Dr. Wang filed an Answer disputing the Trustee Claims and, among other things, asserted that a pre-marital agreement and a post-marital agreement provided a complete defense. Dr. Wang contends that all property at issue was his separate property and not property of the Debtor's bankruptcy estate.

The Court assigned the Adversary Proceeding to the mediation program. On November 10, 2021, the Parties attended a mediation conference at which no settlement was reached.

After the mediation conference, the Trustee and Dr. Wang engaged in discussions and reached an agreement that resolves all of the claims and defenses asserted in the Adversary Proceeding.

**The Motion**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT...**

**Jane Z Jin**

**Chapter 7**

On December 14, 2021, the Trustee filed the Motion [Doc. No. 101]. The Trustee seeks approval of the compromise with Jianpeng Wang and authorization to approve payment of Mediator's fee. The Proposed settlement includes:

1. The effectiveness of the Agreement is contingent upon the entry of an order of this Court approving the Agreement after notice and hearing.
2. Dr. Wang will pay the Trustee the total amount of \$170,000.00 (the "Settlement Sum").
3. Dr. Wang will pay \$25,000, of the Settlement Sum to the Trustee on or before December 11, 2021 (the "First Payment"). The Trustee's receipt of the First Payment is a condition to his filing this Motion. The Trustee has received the First Payment, which is being held in trust pending determination of this Motion. The First Payment will be returned if a final order approving the Agreement is not obtained on or before January 31, 2022.
4. Dr. Wang will pay \$145,000 (the "Final Payment"), of the Settlement Sum within 10 days of the date when the order approving the Agreement becomes a final order.
5. The Trustee will dismiss the Adversary Proceeding within 10 days of the receipt of the full Settlement Sum.
6. Trustee will withdraw the Lis Pendens within 10 days of the receipt of the full Settlement Sum.
7. In the event of Dr. Wang's uncured default as to the Final Payment, the Trustee may file in the Adversary Proceeding a stipulation for entry of judgment and lodge a judgment in the amount of \$360,000.00, minus any payment made to the Trustee under the Agreement. The Trustee may file such stipulation if Dr. Wang has not cured the default within 10 days of written notice.
8. Dr. Wang waives any interest in and claims related to the real property commonly known as 2947 E. 44th Street, Vernon, California (the "Vernon Property"); any interest with respect to the subject matter of adversary proceeding no. 2:21-ap-01083-ER, *Trustee v. Zhuguang Jin*, pending in the United States Bankruptcy Court, Central District of California, Los Angeles Division (the "Adversary Proceeding"); and any recovery or settlement amount obtained by the Trustee in the Zhuguang Jin Adversary Proceeding.
9. Dr. Wang will pay one-half of the amount of the mediator's invoice of \$4,050, or \$2,025.
10. The Trustee and Dr. Wang will exchange releases and waive their respective

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT...**

**Jane Z Jin**

**Chapter 7**

rights under section 1542 of the California Civil Code. In the event that Buyer defaults under the Claim Purchase Agreement, the \$315,000 shall be applied dollar-for-dollar to reduce the Claim, which continues to accrue interest at 10% per annum.

Motion at 6-7.

## **II. Findings of Fact and Conclusions of Law**

Bankruptcy Rule 9019(a) permits the Court to approve a compromise or settlement. In the Ninth Circuit, courts consider the following factors in determining the fairness, reasonableness and adequacy of a proposed settlement agreement:

- (a) The probability of success in the litigation;
- (b) the difficulties, if any, to be encountered in the matter of collection;
- (c) the complexity of the litigation involved, and the expense, inconvenience and delay necessarily attending it;
- (d) the paramount interest of the creditors and a proper deference to their reasonable views in the premises.

*Martin v. Kane (In re A&C Properties)*, 784 F.2d 1377, 1381 (9th Cir. 1986).

"Each factor need not be treated in a vacuum; rather, the factors should be considered as a whole to determine whether the settlement compares favorably with the expected rewards of litigation." *In re Western Funding Inc.*, 550 B.R. 841, 851 (B.A.P. 9th Cir. 2016). Furthermore, "compromises are favored in bankruptcy, and the decision of the bankruptcy judge to approve or disapprove the compromise of the parties rests in the sound discretion of the bankruptcy judge." *In re Sassalos*, 160 B.R. 646, 653 (Bankr. D. Ore. 1993). In approving a settlement agreement, the Court must "canvass the issues and see whether the settlement 'falls below the lowest point in the range of reasonableness.'" *Cosoff v. Rodman (In re W.T. Grant Co.)*, 699 F.2d 599, 608 (2d Cir. 1983).

The Court finds that the Settlement Agreement is adequate, fair and reasonable, and in the best interest of the estate and its creditors in accordance with the *A & C Properties* factors.

### 1. Likelihood of Success in Litigation

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

The Court finds that absent the proposed Settlement Agreement, the likelihood of litigation is certain, and the outcome is uncertain. The Trustee asserts that there was an unequal division of property that would be treated as community property, and that this division is avoidable pursuant to federal and state law. The Trustee contends that no value was given as waivers of child support and spousal support do not constitute value under bankruptcy law. Additionally, the Trustee asserts that "badges of fraud" are present because the transfer was not disclosed, the transfers were made to an insider, the Debtor was being threatened with litigation by creditors, the Debtor has actually been sued by other creditors and the Vernon Property had become the subject of a non-judicial foreclosure. Additionally, the Trustee contends that the Debtor was insolvent at the time. The Trustee believes these support a finding of a voidable transfer.

On balance, Dr. Wang contends that there was both a pre-marital and a post-marital agreement by which Dr. Wang and the Debtor "opted out" of the community property system altogether. Dr. Wang also contends that the Debtor's interspousal transfer grant deeds to Dr. Wang as to both the Sugar Property and Cazadero Property "transmuted" the properties to Dr. Wang's separate property under applicable state law. Additionally, Dr. Wang requested a jury trial on these issues and notes the complexity of these issues and the difficulty of conveying the issues clearly to a jury.

The Court finds this factor weighs in favor of approving the settlement agreement because the likelihood of litigation is certain and the likelihood of success is unknown. The Estate is best served through approval of the compromise as to not subject the estate to costly litigation with unknown outcomes.

**2. Difficulties in Collection**

The Court finds this factor to weight in favor of approving the Settlement Agreement. Although Dr. Wang has assets on which a judgement could be enforced, the reasonable value of the claim after expenses and collection efforts is significantly diminished. Accordingly, the Court finds the difficulties in collection diminish the value of the Trustee's claim and therefore are not in the best interest of this case. The

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT...**

**Jane Z Jin**

**Chapter 7**

Court finds this factor to weigh in favor of approval of the Settlement Agreement.

3. Complexity, Expense, Inconvenience and Delay of Litigation

The Court finds that absent the proposed Settlement Agreement, substantial and extensive litigation and discovery would ensue. The Trustee notes that both the pre-marital and post-marital agreements are written in Chinese and certain witnesses will require interpreters. Additionally, Dr. Wang contends that provisions of foreign law should determine the enforceability of the agreements. The Trustee also states that intensive discovery will be required to analyze the financial records of the Debtor and Dr. Wang.

The Court finds this factor weighs in favor of approving the Settlement Agreement due to the extensive and costly discovery to ensue, the substantial efforts that will be required for translation of both the agreements and witnesses, and the significant efforts required to prove and disprove the badges of fraud required by the Trustee's arguments.

4. Interests of Creditors

The Court finds that the proposed Settlement Agreement is in the interest of the estate's creditors because it not only avoids costly, time consuming litigation, but it also stops the incurring of additional fees and expenses associated with the Adversary Proceeding. As such, the Court finds this factor to weigh in favor of approving the Settlement Agreement.

In sum, the Court determines that the Trustee satisfied all of the *A & C Properties* factors, and therefore, the Settlement Agreement is approved.

Moreover, the Court has not received any objection to the Motion. Accordingly, pursuant to LBR 9013-1(h), the Court presumes all interested parties consent to the approval of the Settlement Agreement.

**III. Conclusion**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

Based on the foregoing, the Motion is GRANTED, and the Settlement Agreement is APPROVED.

The Trustee is directed to lodge a conforming proposed order, incorporating this tentative ruling by reference, within seven days of the hearing.

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

<b>Party Information</b>
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**Debtor(s):**

Jane Z Jin

Pro Se

**Trustee(s):**

John J Menchaca (TR)

Represented By  
Uzzi O Raanan ESQ  
Michael G D'Alba

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:19-15413 Jane Z Jin**

**Chapter 7**

**#2.00** HearingRE: [98] Motion to Approve Compromise Under Rule 9019 Notice of Motion and Trustee's Motion to Approve Compromise; Memorandum of Points and Authorities, Declaration of John J. Menchaca, and Request for Judicial Notice in Support Thereof with Proof of Service (D'Alba, Michael)

Docket 98

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

For the reasons set forth below, the Motion is GRANTED, and the Settlement Agreement is APPROVED.

**Pleadings Filed and Reviewed**

1. Trustee's Motion To Approve Compromise; Memorandum Of Points And Authorities, Declaration Of John J. Menchaca, And Request For Judicial Notice In Support Thereof (the "Motion") [Doc. No. 98]
2. As of the preparation of this tentative ruling, no opposition is on file.

**I. Facts and Summary of Pleadings**

On May 8, 2019 (the "Petition Date"), Jane Z, Jin (the "Debtor") filed a voluntary petition for relief under chapter 7 of title 11 of the United States Bankruptcy Code. On October 16, 2019, Debtor's bankruptcy case was closed after the Debtor received her Order of Discharge and the Trustee filed a report of no distribution. On April 2, 2020, Debtor' bankruptcy case was reopened for the purpose of appointing Chapter 7 Trustee to administer the assets.

On April 14, 2021, the Trustee commenced adversary proceeding no. 2:21-



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

ap-01068-ER (the "Adversary Proceeding") against Zhuguang Jin a/k/a Zhu Guang Jin a/k/a Peter Jin ("Peter"). Peter is the brother of the Debtor.

By the Adversary Proceeding, the Trustee sought to avoid the transfer to Peter of \$500,000.00 (the "Sale Proceeds") of the net sale proceeds of certain real property located in Vernon, California (the "Vernon Property"). The basis of the Trustee's claim was that the Debtor owned 100 percent of the membership interest in the limited liability company that sold the property and therefore the Debtor should have received the Sale Proceeds.

On June 2, 2021, Peter filed an Answer disputing the Trustee's claims in the Adversary Proceeding. By an order entered on October 7, 2021, the Court assigned the Adversary Proceeding to the mediation program.

**The Motion**

On November 18, 2021, the Trustee and Peter attended a mediation conference, and they have since entered into a written settlement agreement (the "Agreement") that resolves all of the claims and defenses asserted in the Adversary Proceeding. The Agreement provides, without limitation, as follows:

1. Peter will pay by wire transfer the total sum of \$150,000.00 (the "Settlement Sum"), in full and final satisfaction of the Trustee's claims against Peter in the Adversary Proceeding. Of the Settlement Sum, \$75,000.00 will be paid on or before January 20, 2022 (the "First Payment"), and \$75,000.00 will be paid on or before June 20, 2022.
2. Within 10 days of the Trustee's receipt of the First Payment, the Trustee will file a stipulation of dismissal of the Adversary Proceeding and lodge an order of dismissal.
3. In the event of Peter's uncured default as to any required payment, the Trustee will be authorized to file in the Bankruptcy Case a stipulation for entry of judgment in the amount of \$250,000.00, minus any payment made to the Trustee. The Trustee may file the stipulation and lodge a judgment if Peter's default has not been cured within 10 days of service of written notice.
4. The Trustee and Peter will exchange releases and waive their respective rights under section 1542 of the California Civil Code.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

**II. Findings of Fact and Conclusions of Law**

Bankruptcy Rule 9019(a) permits the Court to approve a compromise or settlement. In the Ninth Circuit, courts consider the following factors in determining the fairness, reasonableness and adequacy of a proposed settlement agreement:

- (a) The probability of success in the litigation;
- (b) the difficulties, if any, to be encountered in the matter of collection;
- (c) the complexity of the litigation involved, and the expense, inconvenience and delay necessarily attending it;
- (d) the paramount interest of the creditors and a proper deference to their reasonable views in the premises.

*Martin v. Kane (In re A&C Properties)*, 784 F.2d 1377, 1381 (9th Cir. 1986).

"Each factor need not be treated in a vacuum; rather, the factors should be considered as a whole to determine whether the settlement compares favorably with the expected rewards of litigation." *In re Western Funding Inc.*, 550 B.R. 841, 851 (B.A.P. 9th Cir. 2016). Furthermore, "compromises are favored in bankruptcy, and the decision of the bankruptcy judge to approve or disapprove the compromise of the parties rests in the sound discretion of the bankruptcy judge." *In re Sassalos*, 160 B.R. 646, 653 (Bankr. D. Ore. 1993). In approving a settlement agreement, the Court must "canvass the issues and see whether the settlement 'falls below the lowest point in the range of reasonableness.'" *Cosoff v. Rodman (In re W.T. Grant Co.)*, 699 F.2d 599, 608 (2d Cir. 1983).

The Court finds that the Settlement Agreement is adequate, fair and reasonable, and in the best interest of the estate and its creditors in accordance with the *A & C Properties* factors.

**1. Likelihood of Success in Litigation**

The Court finds that absent the Settlement Agreement, litigation will continue and the outcome is uncertain. The Trustee states he can show how the Debtor represented to other that she owned 100 percent of the interest in the LLC that owned the Vernon Property, that the Sale Proceeds were transferred to Peter and that badges of fraud are present. Additionally, the Trustee contends that the available evidence weighs against Peter's assertions and arguments, while Peter contends that an investment agreement

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

exists between he and the Debtor to share the Vernon Property equally. The Court finds this factor weighs in favor of approving the Settlement Agreement because the likelihood of success in litigation is unknown and the potential for diminishing the Trustee's claim is likely if unsuccessful.

Motion at 6.

2. Difficulties in Collection

The Court finds this factor to weigh in favor of approving the Settlement Agreement. Although there are interests in property against which a potential judgement could be enforced, the cost and time required to collect may be substantial. As such, the Court finds this factor to support approval of the Settlement Agreement.

3. Complexity, Expense, Inconvenience and Delay of Litigation

The Court finds that absent the proposed Settlement Agreement, substantial and expensive litigation and discovery would ensue. The Trustee notes written discovery has been taken, but to proceed further he would need to depose Peter and the Debtor. Additionally, a Korean and Chinese interpreter would be required before any deposition may be taken because Peter has proffered documents that are written in Chinese in support of his defenses. The Court finds this factor weighs in favor of approving the Settlement Agreement because the discovery and litigation to ensue will be complicated, expensive, and time consuming.

4. Interests of Creditors

The Court finds that the proposed Settlement Agreement is in the interest of the estate's creditors because it not only avoids costly, time consuming litigation, but it also stops the incurring of additional fees and expenses associated with the Adversary Proceeding. As such, the Court finds this factor to weigh in favor of approving the Settlement Agreement.

In sum, the Court determines that the Trustee satisfied all of the *A & C Properties*

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Jane Z Jin**

**Chapter 7**

factors, and therefore, the Settlement Agreement is approved.

Moreover, the Court has not received any objection to the Motion. Accordingly, pursuant to LBR 9013-1(h), the Court presumes all interested parties consent to the approval of the Settlement Agreement.

**III. Conclusion**

Based on the foregoing, the Motion is GRANTED, and the Settlement Agreement is APPROVED.

The Trustee is directed to lodge a conforming proposed order, incorporating this tentative ruling by reference, within seven days of the hearing.

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

<b>Party Information</b>
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**Debtor(s):**

Jane Z Jin

Pro Se

**Trustee(s):**

John J Menchaca (TR)

Represented By  
Uzzi O Raanan ESQ  
Michael G D'Alba

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-10520 All Souls Christian Center, Inc**

**Chapter 7**

**#3.00 APPLICANT: Trustee : HOWARD M EHREMBERG**

Hearing re [57] and [58] Trustee's Final Report and Applications for  
Compensation

Docket 0

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

No objection has been filed in response to the Trustee's Final Report. This court approves the fees and expenses, and payment, as requested by the Trustee, as follows:

Total Trustee's Fees: \$21,549.67 [*see* Doc. No. 57]

Total Trustee's Expenses: \$21.65 [*see id.*]

Other Chapter 7 Administrative Expenses - Ermias Hagos: \$114,654.29 [*see* Doc. No.55]

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... All Souls Christian Center, Inc Chapter 7**

The chapter 7 trustee shall submit a conforming order within seven days of the hearing.

<b>Party Information</b>
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**Debtor(s):**

All Souls Christian Center, Inc

Represented By  
Onyinye N Anyama

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Claire K Wu

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-10520 All Souls Christian Center, Inc**

**Chapter 7**

**#4.00 APPLICANT: Attorney : SULMEYERKUPETZ**

Hearing re [57] and [58] Trustee's Final Report and Applications for Compensation

Docket 0

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

Having reviewed the first and final application for fees and expenses filed by this applicant, the court approves the application and awards the fees and expenses set forth below:

Fees: \$11,209.50 [Doc. No. 51]

Expenses: \$71.91 [*see id.*]

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

Applicant shall submit a conforming order within seven days of the hearing.

<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... All Souls Christian Center, Inc**

**Chapter 7**

**Debtor(s):**

All Souls Christian Center, Inc

Represented By  
Onyinye N Anyama

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Claire K Wu



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-10520 All Souls Christian Center, Inc**

**Chapter 7**

**#5.00 APPLICANT: Other Chapter 7 Administrative Expenses: Ermias Hagos**

Hearing re [57] and [58] Trustee's Final Report and Applications for  
Compensation

Docket 0

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

No objection has been filed in response to the Trustee's Final Report. This court approves the fees and expenses, and payment, as requested by the Trustee, as follows:

Total Trustee's Fees: \$21,549.67 [*see* Doc. No. 57]

Total Trustee's Expenses: \$21.65 [*see id.*]

Other Chapter 7 Administrative Expenses - Ermias Hagos: \$114,654.29 [*see* Doc. No.55]

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

The chapter 7 trustee shall submit a conforming order within seven days of the hearing.

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... All Souls Christian Center, Inc**

**Chapter 7**

<b>Party Information</b>
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**Debtor(s):**

All Souls Christian Center, Inc

Represented By  
Onyinye N Anyama

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Claire K Wu

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-10520 All Souls Christian Center, Inc**

**Chapter 7**

**#6.00 APPLICANT: Accountant for Trustee (Other firm) : MENCHACA & COMPANY  
LLP**

Hearing re [57] and [58] Trustee's Final Report and Applications for  
Compensation

Docket 0

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

Having reviewed the first and final application for fees and expenses filed by this applicant, the court approves the application and awards the fees and expenses set forth below:

Fees: \$2,189[Doc. No. 54]

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

Applicant shall submit a conforming order within seven days of the hearing.

<b>Party Information</b>
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... All Souls Christian Center, Inc**

**Chapter 7**

**Debtor(s):**

All Souls Christian Center, Inc

Represented By  
Onyinye N Anyama

**Trustee(s):**

Howard M Ehrenberg (TR)

Represented By  
Claire K Wu

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:20-19727 Titus Emil Iovita**

**Chapter 11**

**#7.00** HearingRE: [110] Application for Compensation - First Interim for Vahe Khojayan, General Counsel, Period: 10/28/2020 to 7/1/2021, Fee: \$34960.00, Expenses: \$666.35, for KG Law, General Counsel, Period: 10/28/2020 to 7/1/2021, Fee: \$34960.00, Expenses: \$666.35. (Khojayan, Vahe)

Docket 110

**Tentative Ruling:**

1/3/2022

**Note: Unless otherwise notified all parties must appear by telephone. The courtroom is undergoing renovation. All parties are directed to contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

Having reviewed the first interim application for fees and expenses filed by this applicant, the court approves the application and awards the fees and expenses set forth below which may be paid to the extent of available cash:

Fees: \$34,960 [Doc. No. 113]

Expenses: \$666.35 [*see id.*]

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Daniel Koontz or Landon Foody at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

Applicant shall submit a conforming order within seven days of the hearing.

<b>Party Information</b>
--------------------------

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Titus Emil Iovita**

**Chapter 11**

**Debtor(s):**

Titus Emil Iovita

Represented By  
Vahe Khojayan

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-15683 Michael Levine, Inc.**

**Chapter 11**

**#8.00** Status Conference Pursuant To 11 U.S.C. § 1188 (Subchapter V)

FR. 9-14-21; 10-5-21; 12-14-21

Docket 0

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-22 AT 10:00 A.M.**

**Tentative Ruling:**

1/3/2022

Order entered. Subchapter V Status Conference **CONTINUED** from January 4, 2022 at 10:00 a.m. to **February 2, 2022 at 10:00 a.m.**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Michael Levine, Inc.

Represented By  
Susan K Seflin  
Jessica L Bagdanov

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-15683 Michael Levine, Inc.**

**Chapter 11**

Adv#: 2:21-01169 Michael Levine, Inc., a California corporation et v. A.R.D. Services, Inc., a

**#9.00 Status Hearing**

RE: [1] Adversary case 2:21-ap-01169. Complaint by Michael Levine, Inc., Laurence Alen Freidin against A.R.D. Services, Inc., Connect Apparel, LLC, Sohrab Issakharian. (\$350.00 Fee Charge To Estate). Complaint for: (1) Declaratory Relief that Defendants Violated the Automatic Stay Of 11 U.S.C. § 362; (2) Turnover of Property of The Estate; (3) An Accounting; (4) Fraud and Deceit; (5) Negligent Misrepresentations; (6) Violation Of Cal. Penal Code § 496; (7) Conversion; (8) Violation Of Cal. Bus. & Prof. Code § 17200; (9) Intentional Interference With Prospective Economic Advantage; (10) Injunctive Relief; (11) Damages; and (12) Avoidance and Recovery Of Preferences Nature of Suit: (11 (Recovery of money/property - 542 turnover of property)), (91 (Declaratory judgment)), (12 (Recovery of money/property - 547 preference)), (72 (Injunctive relief - other)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) (Seflin, Susan)

fr. 10-12-21; 12-14-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-2022 AT 10:00 A.M.**

**Tentative Ruling:**

1/3/2022

Order entered. Status Conference **CONTINUED** from January 4, 2022 at 10:00 a.m. to **February 2, 2022 at 10:00 a.m.**

<b>Party Information</b>
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**Debtor(s):**

Michael Levine, Inc.

Represented By  
Susan K Seflin  
Jessica L Bagdanov

**Defendant(s):**

A.R.D. Services, Inc., a California

Pro Se



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Michael Levine, Inc.**

**Chapter 11**

Connect Apparel, LLC, a California

Pro Se

Sohrab Issakharian

Pro Se

**Plaintiff(s):**

Michael Levine, Inc., a California

Represented By  
Susan K Seflin

Laurence Alen Freidin

Represented By  
Susan K Seflin

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-15683 Michael Levine, Inc.**

**Chapter 11**

Adv#: 2:21-01169 Michael Levine, Inc., a California corporation et v. A.R.D. Services, Inc., a

**#10.00** Hearing

RE: [20] Motion to Dismiss Adversary Proceeding Defendant A.R.D. Services,.  
Inc.'s Notice of Motion and Motion to Dismiss Plaintiff's Complaint,  
Memorandum of Points and Authorities in Support Thereof

Docket 20

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-2022 AT 10:00 A.M.**

**Tentative Ruling:**

1/3/2022

Order entered. The hearing on the *Motion to Dismiss Plaintiffs' Complaint* [Adv. Doc. No. 3] filed by Defendant A.R.D. Services, Inc. is **CONTINUED** from January 4, 2022 at 10:00 a.m. to **February 2, 2022 at 10:00 a.m.**, pending adjudication of the Motion to Withdraw the Reference filed by Defendants Connect Apparel, LLC and Sohrab Issakharian.

<b>Party Information</b>
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**Debtor(s):**

Michael Levine, Inc.

Represented By  
Susan K Seflin  
Jessica L Bagdanov

**Defendant(s):**

A.R.D. Services, Inc., a California

Represented By  
Ori S Blumenfeld

Connect Apparel, LLC, a California

Pro Se

Sohrab Issakharian

Pro Se

**Plaintiff(s):**

Michael Levine, Inc., a California

Represented By  
Susan K Seflin

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... Michael Levine, Inc.**

**Chapter 11**

Jessica L Bagdanov

Laurence Alen Freidin

Represented By  
Susan K Seflin  
Jessica L Bagdanov

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-15685 Laurence Alen Freidin**

**Chapter 11**

**#11.00** Status Hearing  
RE: [1] Chapter 11 Subchapter V Voluntary Petition Individual.

FR. 12-5-21; 12-14-21

Docket 1

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-22 AT 10:00 A.M.**

**Tentative Ruling:**

1/3/2022

Order entered. Subchapter V Status Conference **CONTINUED** from January 4, 2022 at 10:00 a.m. to **February 2, 2022 at 10:00 a.m.**

<b>Party Information</b>
--------------------------

**Debtor(s):**

Laurence Alen Freidin

Represented By  
Susan K Seflin  
Jessica L Bagdanov

**Trustee(s):**

Moriah Douglas Flahaut (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**2:21-16674 JINZHENG GROUP (USA) LLC**

**Chapter 11**

**#12.00** HearingRE: [61] Motion to Extend Exclusivity Period for Filing a Chapter 11 Plan and Disclosure Statement and solicit acceptances hereto LLC (Langley, Christopher)

Docket 61

**Tentative Ruling:**

1/3/2022

**Note: Parties must appear by telephone. The courtroom is undergoing renovation. To make a telephonic appearance, parties should contact CourtCall at 888-882-6878 no later than one hour before the hearing.**

For the reasons set forth below, the Motion is **GRANTED**. The Debtor's exclusive deadline to file a Chapter 11 Plan is extended through and including April 21, 2022. The Debtor's exclusive deadline to solicit acceptances of its Plan is extended through and including May 20, 2022. The Court's ruling is without prejudice to the ability of BOBS' to move for an early termination of exclusivity upon a showing that the *Henry Mayo Newhall* factors no longer support the extension granted herein.

**Pleadings Filed and Reviewed:**

- 1) Motion of Debtor for Order Extending Debtor's Exclusivity Period to File Chapter 11 Plan and Solicit Acceptances Thereto [Doc. No. 61] (the "Motion")
- 2) Opposition of Creditor Royalty Equity Lending LLC/BOBS LLC to Debtor's Motion to Extend Exclusivity [Doc. No. 67] (the "Opposition")
- 3) Reply in Support of Motion of Debtor for Order Extending Debtor's Exclusivity Period to File Chapter 11 Plan and Solicit Acceptances Thereto [Doc. No. 74] (the "Reply")

**I. Facts and Summary of Pleadings**

On August 24, 2021 (the "Petition Date"), Jinzheng Group (USA) LLC (the "Debtor") filed a voluntary Chapter 11 petition. From the Petition Date until December 6, 2021, the Debtor was represented by the Law Offices of Donna Bullock ("Bullock"). Bullock never filed an application seeking to be employed as the

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... JINZHENG GROUP (USA) LLC**

**Chapter 11**

Debtor's general bankruptcy counsel. On December 6, 2021, the Debtor terminated Bullock and retained Shioda, Langley & Chang LLP ("SLC") as its new reorganization counsel. On the same day that it was retained, SLC sought authorization to be employed as the Debtor's general bankruptcy counsel (the "Employment Application").

The Debtor's primary asset consists of approximately 32 acres of undeveloped land located in Los Angeles County (the "Land"), which was purchased for approximately \$36 million in 2016–17. Prior to the Petition Date, the Debtor obtained an 18-month secured loan from BOBS LLC ("BOBS") in the principal amount of \$7 million (the "Loan"). The Debtor used the funds to attempt to obtain entitlements that would permit the development of the Land. The Debtor sought bankruptcy protection to prevent BOBS from foreclosing upon the Land. The Debtor has still not obtained the entitlements necessary to develop the Land.

Debtor moves for an order (1) extending its exclusive period to file a Chapter 11 Plan for 120 days, through and including April 21, 2022, and (2) extending its exclusive period to solicit acceptances of its Plan for 149 days, through and including May 20, 2022. Debtor states that the case can be funded from the proceeds of the sale of residential real property located at 2240 Lorain Road, San Marino, CA (the "San Marino Property"). Debtor's plan is to either obtain the entitlements and develop the Land, or to sell the Land if obtaining entitlements proves impractical. Debtor represents that it is discussing a refinancing transaction to pay off BOBS.

BOBS opposes any extension of exclusivity. BOBS emphasizes that the Debtor has failed to make meaningful progress towards reorganization; that the Debtor has failed to make monthly payments on the Loan since July 2021; and that the Debtor has failed to demonstrate that it has a realistic possibility of obtaining funding for a Plan.

In its Reply to BOBS' Opposition, the Debtor argues that an extension of exclusivity is warranted because (1) the case is complex, involving real estate currently valued at approximately \$30 million; (2) the Debtor's new counsel has only recently substituted into the case and needs additional time to investigate the Debtor's financial affairs; and (3) the Debtor has substantial equity in the Land, meaning that the Debtor has a realistic possibility of confirming a Plan.

## **II. Findings of Fact and Conclusions of Law**

Section 1121(b) gives the Debtor the exclusive right to file a plan during the first 120 days after the date of the order for relief. Section 1121(d) permits the Court to reduce or increase the exclusivity period "for cause." Section 1121 provides the

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... JINZHENG GROUP (USA) LLC**

**Chapter 11**

bankruptcy court with "maximum flexibility to suit various types of reorganization proceedings." *In re Public Service Company of New Hampshire*, 88 B.R. 521, 534 (Bankr. D.N.H. 1988). In determining whether "cause" exists for purposes of § 1121(d), the Court has discretion to consider "[a] variety of matters." *Off. Comm. of Unsecured Creditors v. Henry Mayo Newhall Mem'l Hosp. (In re Henry Mayo Newhall Mem'l Hosp.)*, 282 B.R. 444, 452 (B.A.P. 9th Cir. 2002). In *Henry Mayo Newhall*, exclusivity was extended in a situation involving "(1) a first extension; (2) in a complicated case; (3) that had not been pending for a long time, relative to its size and complexity; (4) in which the debtor did not appear to be proceeding in bad faith; (5) had improved operating revenues so that it was paying current expenses; (6) had shown a reasonable prospect for filing a viable plan; (7) was making satisfactory progress negotiating with key creditors; (8) did not appear to be seeking an extension of exclusivity to pressure creditors; and (9) was not depriving the Committee of material or relevant information." *Id.*

The Court finds that the Debtor has shown sufficient cause for the requested extension of exclusivity. The exclusive period for the Debtor to file a Plan is extended through and including April 21, 2022. The exclusive period for the Debtor to solicit acceptances of its Plan is extended through and including May 20, 2022.

Multiple factors weigh in favor of an extension of exclusivity. This is the first extension sought by the Debtor (factor one). The case is not complex in comparison to the reorganization of a multi-billion dollar corporation, but it is more complex than many of the individual Chapter 11 cases that this Court routinely adjudicates, as it involves approximately 32 acres of undeveloped Land with substantial value (factor two). The case has been pending for approximately four months, which is not a significant length of time for a case of this size (factor three). It does not appear to the Court that the Debtor is proceeding in bad faith (factor four). Although little activity occurred during the first four months of the case, the Debtor has retained new counsel that is apparently now moving the case forward.

The Debtor represents that its equity in the Land is worth approximately \$16 million. While the Court makes no findings as to either the value of the Land or the validity of the encumbrances against it in connection with this hearing, the Debtor's representation is sufficient to establish that it has a reasonable prospect of filing a viable Plan (factor six). Although the Debtor has not made meaningful progress in negotiating with BOBS, it is at least exploring the possibility of financing to repay BOBS' indebtedness (factor seven).

It does not appear to the Court that the requested extension is sought to pressure

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

10:00 AM

**CONT... JINZHENG GROUP (USA) LLC**

**Chapter 11**

BOBS (factor eight). On the contrary, the Court finds plausible the Debtor's representation that its recently-retained counsel requires additional time to reach a more complete understanding of the status of the entitlements needed to develop the Land.

The Debtor lacks operating revenues and no Official Committee of Unsecured Creditors has been appointed, so factors five and nine do not apply.

For these reasons, BOBS' opposition to an extension of exclusivity is **OVERRULED**. The Court's ruling is without prejudice to the ability of BOBS' to move for an early termination of exclusivity upon a showing that the *Henry Mayo Newhall* factors no longer support the extension granted herein.

### **III. Conclusion**

Based upon the foregoing, the Motion is **GRANTED**. The Debtor's exclusive deadline to file a Chapter 11 Plan is extended through and including April 21, 2022. The Debtor's exclusive deadline to solicit acceptances of its Plan is extended to and including May 20, 2022.

No appearance is required if submitting on the court's tentative ruling. If you intend to submit on the tentative ruling, please contact Landon Foody or Daniel Koontz, the Judge's Law Clerks, at 213-894-1522. **If you intend to contest the tentative ruling and appear, please first contact opposing counsel to inform them of your intention to do so.** Should an opposing party file a late opposition or appear at the hearing, the court will determine whether further hearing is required. If you wish to make a telephonic appearance, contact Court Call at 888-882-6878, no later than one hour before the hearing.

<b>Party Information</b>
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**Debtor(s):**

JINZHENG GROUP (USA) LLC

Represented By  
Christopher J Langley



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#100.00 APPLICANT: Trustee : DAVID M GOODRICH**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See related Memorandum of Decision approving the Trustee's Final Report and  
awarding the fees as requested by the professionals in Chambers Orders

Order entered. Hearing **VACATED**.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#101.00 APPLICANT: Attorney for Trustee - Weiland Golden Goodrich, LLP**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#102.00 APPLICANT: Auctioneer - R.L. Spear Co., Inc**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#103.00 APPLICANT: Charges, U.S. Bankruptcy Court**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#104.00 APPLICANT: Fees, United States Trustee**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#105.00 APPLICANT: Bond Payments - International Sureties LTD**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#106.00** APPLICANT: Administrative Rent - Elissa D. Miller, Ch 7 Trustee for Peli Popovich Hunt

Hearing re [780] and [781] Trustee's Final Report and Applications for Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#107.00 APPLICANT: Other State or Local Taxes (post-petition) - FRANCHISE TAX BOARD**

Hearing re [780] and [781] Trustee's Final Report and Applications for Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#108.00 APPLICANT: Attorney for Trustee (Other Firm) - Gould & Gould LLP**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#109.00 APPLICANT: Attorney for Trustee (Other Firm) - Menchaca & Company**

Hearing re [780] and [781] Trustee's Final Report and Applications for Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#110.00 APPLICANT: Other Professional - Rutan & Tucker**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#111.00 APPLICANT: Other Professional - Seelig+Cussigh HCO LLC**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:11-58228 Robert W. Hunt, a medical corporation**

**Chapter 7**

**#112.00 APPLICANT: Other Professional - Jerry Seelig**

Hearing re [780] and [781] Trustee's Final Report and Applications for  
Compensation

Docket 0

**\*\*\* VACATED \*\*\* REASON: PER ORDER ENTERED 1-3-2022**

**Tentative Ruling:**

1/3/2022

See Cal. No. 100, above, incorporated in full by reference.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Robert W. Hunt, a medical

Represented By

Steven E. Wohn

Franklin P Jeffries - INACTIVE -

Franklin P Jeffries - INACTIVE -

Douglas A. Crowder

**Trustee(s):**

David M Goodrich (TR)

Represented By

David Gould

Reem J Bello

Beth Gaschen

Sonja Hourany

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:21-13523 Urban Commons LLC**

**Chapter 7**

Adv#: 2:21-01209 Berritto Enterprises LLC v. Urban Commons LLC et al

**#113.00** Hearing  
RE: [20] Motion to Dismiss Adversary Proceeding

Docket 20

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-22 AT 10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Urban Commons LLC

Represented By  
Eric Bensamochan

**Defendant(s):**

Urban Commons LLC

Represented By  
Eric Bensamochan

Taylor Woods

Represented By  
Eric Bensamochan

Howard Wu

Represented By  
Eric Bensamochan

Sky Holdings LLC

Represented By  
Eric Bensamochan

**Plaintiff(s):**

Berritto Enterprises LLC

Represented By  
Peter C Bronstein

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
Leonard Pena

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**2:21-13523 Urban Commons LLC**

**Chapter 7**

Adv#: 2:21-01209 Berritto Enterprises LLC v. Urban Commons LLC et al

**#114.00** Status Hearing

RE: [8] Amended Complaint FOR TURNOVER by Peter C Bronstein on behalf of Sky Holdings LLC, Urban Commons LLC, Taylor Woods, Howard Wu against Sky Holdings LLC, Urban Commons LLC, Taylor Woods, Howard Wu. (RE: related document(s)1 Adversary case 2:21-ap-01209. Complaint by Berritto Enterprises LLC against Urban Commons LLC, Taylor Woods, Howard Wu, Sky Holdings LLC. (11 (Recovery of money/property - 542 turnover of property)), (62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)), (14 (Recovery of money/property - other)), (65 (Dischargeability - other)) filed by Plaintiff Berritto Enterprises LLC). (Bronstein, Peter)

fr: 12-14-21

Docket 8

**\*\*\* VACATED \*\*\* REASON: CONTINUED 2-2-22 AT 10:00 A.M.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Urban Commons LLC

Represented By  
Eric Bensamochan

**Defendant(s):**

Urban Commons LLC

Pro Se

Taylor Woods

Pro Se

Howard Wu

Pro Se

Sky Holdings LLC

Pro Se

**Plaintiff(s):**

Berritto Enterprises LLC

Represented By  
Peter C Bronstein

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Ernest Robles, Presiding  
Courtroom 1568 Calendar**

**Tuesday, January 4, 2022**

**Hearing Room 1568**

11:00 AM

**CONT... Urban Commons LLC**

**Chapter 7**

**Trustee(s):**

Carolyn A Dye (TR)

Represented By  
Leonard Pena